

## Staff Report To the Planning Commission

July 1, 2019

### INTERIM ZONING CODE AMENDMENTS COMMUNITY COMMERCIAL ZONE

#### INTRODUCTION

The City Council requests the Planning Commission to seek public opinion, review and provide recommendations regarding whether interim zoning changes should be adopted to promote development in the Community Commercial Zone and if so, propose interim changes, consistent with the Comprehensive Plan, pending completion of zoning review for the Subarea Plan.

The Planning Commission 2019 workplan adopted by Resolution 879 recognized that there may be instances where interim zoning amendments would be needed to promote development consistent with the Regional Growth Center Subarea Plan prior to the completion of a Form-Based Code designed to implement the Subarea Plan.

#### BACKGROUND

During the development of the Subarea Plan the City identified several opportunity properties which were either undeveloped or underdeveloped in the Regional Growth Center. The City contacted and worked with several of the opportunity property owners to understand their plans for the properties and assist with the development or redevelopment of the properties by providing entitlements, such as favorable zoning, increased height and density. While staff anticipated that such interim zoning measures would be needed to facilitate redevelopment in the Northeast Business District, a redevelopment opportunity has come to the City's attention in the Community Commercial zone of the Town Center District. Specifically, the pending sale of an underdeveloped property located at 4201 Bridgeport Way West may remove several dilapidated structures and replace them with senior housing and provide for Drexler Drive to reconnect with Bridgeport Way at 42<sup>nd</sup> Street as shown in the adopted Town Center road grid (Exhibit A).

#### COMPREHENSIVE PLAN

The University Place Comprehensive Plan contains the following applicable goals and policies:

##### GOAL CC4

Adopt and implement design standards and guidelines that will achieve design excellence, desired urban form, and community character goals consistent with citizens' preferred design parameters.

##### Policy CC4A

Adopt new design standards and guidelines for new development and redevelopment and consistently achieve unique, high-quality built environments within each of the City's

mixed-use and commercial zones. Modify existing design standards and guidelines that apply to Mixed Use, Mixed Use Office, Commercial and Town Center zones to achieve Regional Growth Center subarea planning goals and objectives. Consider the introduction of form-based zoning within mixed-use and other commercial areas.

**Policy LU1E**

Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.

**GOAL LU7**

Achieve a mix of housing types in which people of a wide range of incomes, ages and needs can live, and guide new housing into appropriate areas while maintaining and enhancing the special qualities and character of existing residential neighborhoods.

**Policy LU7A**

Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the City, including low- and moderate-density single family neighborhoods and moderately high-density residential neighborhoods.

**Policy LU7H**

Support greater residential density and building height in the Regional Growth Center (Town Center, 27<sup>th</sup> Street Business, and Northeast Mixed-Use districts) to accommodate growth consistent with Puget Sound Regional Council's *VISION 2040* and Pierce County population and housing allocations. Accommodate this growth without significantly impacting the character of existing single-family neighborhoods.

**Policy LU8E**

Encourage infill development and redevelopment of vacant and underutilized commercial sites. Encourage the consolidation of properties zoned for commercial or mixed-use development containing single-family dwellings in order to facilitate long-term, viable commercial redevelopment.

**Policy LU12B**

Develop and implement a subarea plan for the Regional Growth Center consistent with the Puget Sound Regional Council's Regional Growth Center Plans Checklist. Focus subarea planning on three districts -- the Town Center District, 27th Street Business District, and the Northeast Mixed-Use District.

## **PROPOSED AMENDMENTS**

The following amendments to the Community Commercial Design Standards and Zoning will be required to facilitate the proposed redevelopment of the 42nd and Bridgeport property. The proposed changes are consistent with what is being considered with the Regional Growth Center Form-Based Code amendments.

**UPMC 19.52.130 Use and density.**

A. Land uses allowed in the Community Commercial zone are listed in Chapters [19.25](#), [19.30](#) and [19.35](#) UPMC unless otherwise specified herein.

B. The following standards apply to mixed use development within the Community Commercial zone:

1. A minimum of 50 percent of a project site's building floor area at the ground floor level shall be ~~designed to accommodate devoted to~~ commercial or other nonresidential or non-parking use(s). ~~Residential or residential accessory uses other than parking may occupy this space, provided the space is not rendered unusable for future commercial uses.~~
2. ~~The commercial or nonresidential component shall be built first or concurrent with the residential portion of the project.~~
3. ~~No residential use (except entrances and lobbies) is allowed on a ground floor fronting an arterial street.~~
4. ~~If a development has a residential component it shall be combined with one or more nonresidential, nonparking uses.~~

**Comment:** Removal of the 50% ground floor commercial requirement would enable the development of stand-alone residential buildings. Design standards would ensure at least 50% of the ground floor area would be designed to accommodate future commercial use depth. This would allow the flexibility for the uses to change over time with the changing market. The Form-Based Code amendments are considering similar changes to the Regional Growth Center sub area. Other Community Commercial Design Standards would continue to apply including but not limited to horizontal and vertical articulation of primary building facades and street frontage improvements to facilitate pedestrian access directly from the street.

#### UPMC 19.52.180 Height.

##### A. Standards.

1. The maximum building height shall be ~~45.75~~ feet ~~subject to the following: with additional height permitted for the below-listed exceptions listed in subsections (A)(3) and (A)(4) of this section.~~

~~A 2-~~ Buildings throughout the Community Commercial zone shall be at least two stories in height. One-story buildings may be permitted by exception.

~~3- Architectural embellishments that are not intended for human occupancy and are integral to the architectural style of the building, including spires, belfries, towers, cupolas, domes and roof forms whose area in plan is no greater than 25 percent of the first-story plan area, may exceed building height up to 25 percent of the maximum permitted building height.~~

~~4B-~~ Mechanical penthouses over elevator shafts, ventilator shafts, antennas, chimneys, fire sprinkler tanks or other mechanical equipment may extend up to 10 feet above the permitted building height; provided, that they shall be set back from the exterior wall of the building at least a distance that is equal to their height, or they shall be treated architecturally or located within enclosures with an architectural treatment so as to be consistent or compatible with the exterior design of the building facade.

C. Developments adjacent to R1 zoned properties taller than 45 feet shall include the following to mitigate the impact of additional height:

a. A 30-foot setback is required for all buildings 45 feet or less.

b. A 70-foot setback is required for all portions of the building over 45 feet.

c. A six-foot decorated concrete wall shall be constructed along all property lines abutting the R1 zone.

Formatted: Indent: Left: 0.5"

Formatted: Indent: Left: 0.5"

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Font: 11 pt, Font color: Custom Color(RGB(255,102,255))

Formatted: Indent: Left: 1"

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Font: 11 pt

- d. A minimum 8 foot landscape buffer shall be planted with medium height evergreen trees no less than 20 feet on center along all property lines abutting the R1 zone.
- e. A building step back shall be provided above the first story of at least ---- feet.
- f. The building step back area shall be planted with a roof-garden that includes low height evergreen trees planted not less than 30 feet on center.
- g. The building facade facing the R1 zone shall have horizontal and vertical articulation of material and design to break up the building mass.
- h. All exterior lighting shall be directed downward to mitigate light impacts.

**UPMC 19.45.100 Density and dimensions tables.**

A. The following table specifies development standards for each zone classification. Zones are shown across the row heading and development standard categories are shown in the left column. See Exhibit B for proposed amendment.

**Comment:** An increase in the allowed height from 45 feet to 75 feet would allow for the possibility of 6 story buildings. The current maximum height of 45 feet is allowed with a setback of 30 feet from the R1 zone. The Form-Based Code currently under consideration contemplates increasing the maximum build height from 45 feet to 75 feet in the Community Commercial Zone. Adjacent to the R1 Zone additional conditions are imposed to mitigate increased height.

**See Proposed Off-Street Parking Amendments below**

**19.60.050 Off-street parking spaces required for particular uses.**

Unless otherwise specified, the number of parking spaces required is calculated on a per-square-foot basis. For example, if 200 appears in the table next to the use type, then one parking space is required for every 200 square feet of floor area. In commercial centers, the required parking is calculated for each use separately to determine the total amount of parking required. The minimum number of off-street parking spaces required shall be as set forth in the following table:

	Parking Requirements
<b>RESIDENTIAL USES</b>	
Adult Family Home (6 or Fewer)	1 per employee <sup>1</sup> + 2
Assisted Living Facility	0.5 per bed
Affordable Senior Multifamily Housing <sup>2,3</sup>	0.6 <u>per unit</u>
<u>Senior Multifamily Housing<sup>3</sup></u>	<u>.75 per unit</u>

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Font: 11 pt, Font color: Custom Color(255,102,255)

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Font: 11 pt, Font color: Custom Color(255,102,255)

Formatted: Font: 11 pt

Formatted: Font: 11 pt

Formatted: Font: 11 pt, Superscript

	Parking Requirements
Bed and Breakfast	0.5 per room
Group Home	0.5 per bed
Mobile/Manufactured Home	1 per unit

<sup>1</sup> Employees per largest shift.

<sup>2</sup> "Affordable" means dwelling units priced, rented or leased only to those households earning 80 percent or less of the median household income for Pierce County, Washington.

<sup>3</sup> "Senior" means dwelling units specifically designed for and occupied by elderly persons under a Federal, State or local government program or occupied solely by persons who are 62 or older or houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Formatted: Superscript

**Comment:** Reduction of the parking requirements for market rate Senior Independent multi-family housing. The current parking requirement is the same for all market rate multi-family housing. Senior market rate multi-family housing has a decreased parking demand than non-age restricted multi-family housing. The proposed amendment would allow a 25% reduction in parking requirements for market rate Senior Housing.